County of San Diego General Plan Update

RAMONA

COMMUNITY PLAN

Adopted
August 3, 2011

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Ramona Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: ERIC GIBSON, Director
Department of Planning and Land Use

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Introduction to the Community Plan

Purpose of the Community Plan

Community and subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These distinct communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or subregional plan (Plan) is a key tool for the public, Community Planning/Sponsor Groups, County staff, and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

Scope of the Community Plan

This Community Plan covers the planning area of Ramona, which is illustrated in Figure 1. The Community Planning Area (CPA) includes approximately 83,995 acres.

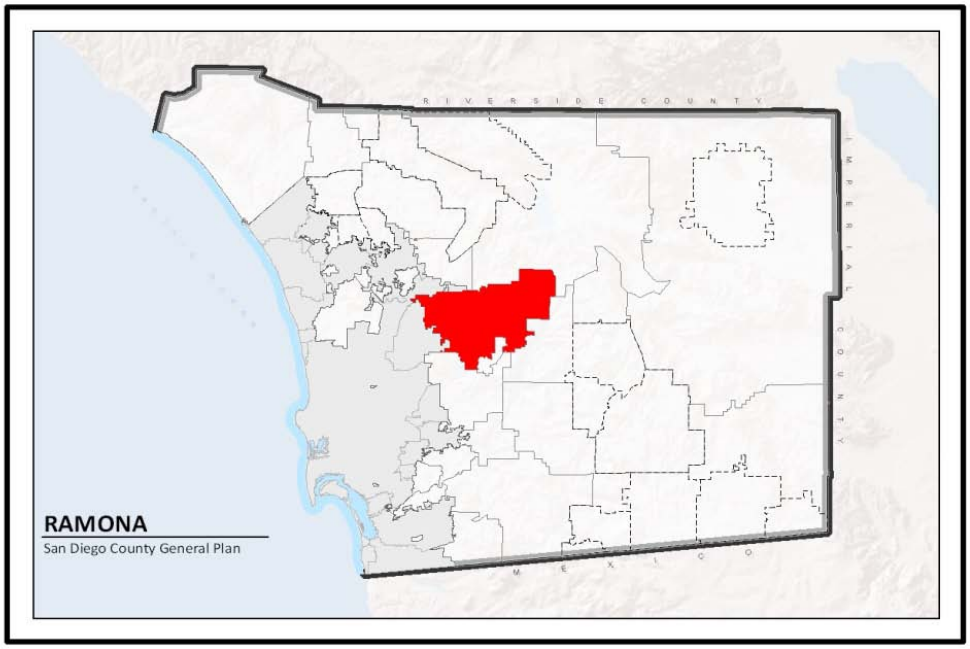


Figure 1: Ramona Community Planning Area

Content and Organization of the Community Plan

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement. A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.

Community Profile/Community Character. A description of the Community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.

Elements. Due to the breadth and detail of the Countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- *Land Use*. Application of countywide land use designations and goals and policies to reflect the distinguishing characteristics and objectives for the Community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics.
- *Mobility*. Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Circulation Element. Policies may also address unique Community issues such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.
- *Conservation and Open Space.* Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.
- *Safety*. Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.
- *Noise.* Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location — for example, villages located in rural setting and hillsides in contrast to those located adjoining urban and suburban development.

Public Involvement in Preparing the Community Plan

[Note: to be prepared by each Community group] Describe the public input process for the updated Community Plan, including general meetings and workshops.

How to Use the Community Plan

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan Appendix LU-1) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these Countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

Implementing, Monitoring, and Amending the Community Plan

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation, and to amend the Plan when necessary. Each Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Community Planning/Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

Community Background

a. History

During the early part of the nineteenth century California was occupied by Mexicans, Spaniards, Americans and native tribes known as Diegueno who were all engaged in a struggle to control the territory. After Mexico had won independence from Spain and adopted the Act of Secularization in 1833, the governors of Mexico began awarding large land grants to friends, relatives and political associates.

Thus in 1843, the 17,700 acre Santa Maria Land Grant was granted to Joaquin Ortega and his son-in-law, Adolpho Stokes who settled on the eastern fringe of the large valley where they built homes and raised families, sheep, cattle and horses. However, after the war between U.S. and Mexico in 1846 and following in 1850 after California became a state, the fortunes of the grant holders began to change due to the taxes being levied by the new California government. As a result, the large land holders began to break up their vast ranchos.

After the discovery of gold at Julian in 1869-70, Santa Maria Valley, which was located on the trail to the mines, became a stopping off point for miners and weary travelers. This was also a time when many people were traveling westward after the Civil War looking for land, riches and escape from the aftermath of the war; and it was this movement that aided greatly in the initial land speculation of the Santa Maria Valley. Thus in 1884, Amos Verlaque acquired 2 1/2 acres on the trail where he put down a well and opened a general store and the place became known as Nuevo. Then in 1886, Milton Santee of the Santa Maria Land and Water Company purchased 3855 acres and laid out the town site that by 1895 would become known as Ramona.

At the beginning of the 20th Century the small town of Ramona consisted of Verlaque's store, Santee's Hotel, Jerman's Pharmacy, Barnett Hall, Jasper' Sentinel, Bargar's blacksmith shop, Nuevo Cemetery, the 1888 school building and the Friend's Church. At the same time families were beginning to settle the valley bringing with them their cattle, sheep and farming expertise and soon a solid farming community was established on the former mission lands. It was at this time in Ramona's early history that the original Eucalyptus Colonnade long Main Street was planted. Most of the Colonnade trees still stand today. The some three hundred heritage trees that make up the existing Colonnade have been augmented in the 21st century with dozens of plantings.

The Sugar Gum trees that form the entrance to Ramona's Main St. are now in their centennial years. They are recognized by local citizens and travelers alike as a scenic landmark. Their history represents continuity with the early residents of Ramona as visionary individuals and Ramona residents who take the same pride in their community today.

The "Cuyamaca News on 28 April 1909 reported: On Thursday and Friday of last week, an adequate corps of Ramona citizens interested in the development and improvement of our valley set out approximately 2,000 sugar gum trees. They are arranged in double row, bordering the state road from the Earl School to the premises of James Booth."

“According to the agreement at the time, the trees were donated by D.C. Collier, the Ramona Improvement Company was to do the planting and the County Board of Supervisors was to provide the care necessary for their growth. “

Ramona is probably best known for its climate and agricultural production. In the early years agriculture consisted primarily of dairies, poultry, sheep and cattle. Also, Ramona was famous for honey, fruit, grain and other dry-farming products, as well as being noted for gems and minerals and mineral water. By the 1920s, Ramona was becoming well-known for turkey and egg production which led to becoming world famous as “The Turkey Capital of the World” and especially for its Turkey Days celebrations from 1933-1941. When turkey production waned, chicken and egg production grew.

Also during the progressive 1920s, Ramona leaders first began talking about incorporation; were instrumental in bringing electricity to the valley; organizing the Ramona Irrigation District; forming a volunteer fire department, and winning the State of California better citizenship voting cup for small towns. They also petitioned the County to pave the road through town originating at Foster near Lakeside going all the way to Julian following the old dusty trail.

In 1946 Ramona citizens organized the first sewer district and by 1956 town leaders, being aware of continued growth in the commercial district and in agriculture formed the Ramona Municipal Water District by expanding the district boundaries and services and importing water for the first time. In 1970 the RMWD annexed San Vicente Valley to accommodate the new development called San Diego Country Estates and annexed much of Highland Valley.

Ramona has grown to an unincorporated town with a population of about 35,000 in the Ramona Community Planning Area (SANDAG 2008 estimate) featuring an expanded business district, modern parks and schools, civic and fraternal organizations and public services. Ramona is known for a good climate, rural atmosphere and friendly people. Agriculture is less intense than it was in the past, nevertheless it is still vital. In 2006, the Federal Taxation and Trade Bureau designated the Ramona Valley as an American Viticultural Area (AVA) in recognition of the region’s unique wine-grape growing soils and climate. Ramona remains a rural location and home for many large and small pleasure horse ranches.

b. Relationship to Adjoining Communities

The community of Ramona is bordered by Cleveland National Forest, open space, and agricultural lands. The closest neighboring communities are Santa Ysabel, Lakeside, San Pasqual, and Poway. Ramona is primarily accessed by two rural/scenic highways.

c. Environmental Setting

The environmental setting of Ramona contains scenic mountain views, expansive valleys, a variety of oak groves, scenic geology unique to the region and a 100-year-old main street colonnade of eucalyptus trees planted by Ramona’s pioneers. Ramona has a regional wildlife corridor providing connectivity from the coast to Mountains. The Santa Maria Valley is a water shed that provides water to Lake Hodges Reservoir. The Ramona grasslands goal is to preserve approximately 5,000 acres as a wildlife preserve with passive recreation. Ramona follows a dark sky policy which affords clear views of

the night skies and good visibility for stargazing. (Air quality in doc added here.) (Grassland habitat info)

RESOURCE CONSERVATION AREAS

Resource Conservation Areas (RCAs) are localities identified as worthy of special efforts to protect important natural resources. Delineation of an RCA does not in itself imply any specific form of land use control or acquisition. In the Ramona Community Planning Area, RCAs have been identified to protect wildlife habitat, native plants, scenic slopes and landmarks, and mineral resources as shown in Appendix A Index.

It is the intent of the Resource Conservation Area overlay to conserve resources in a manner best satisfying public and private objectives. This may be accomplished by any one of a number of actions, depending on specific situations, including: public acquisition, establishment of open space easements, and application of special land use controls such as the Scenic Area Regulations or the proposed Sensitive Resource Area Regulations or by incorporating special design into subdivision maps or Specific Plans.

RCAs are delineated on the accompanying Resource Conservation Area Map, which identifies the RCAs by number. Appendix A of the Plan contains the number, name, and description of each area and the resource or resources that shall be protected.

The Resource Conservation Area Map is an overlay map to the Land Use Map. An RCA overlay does not change the underlying land use designation of the Community Plan; rather the overlay will act to modify or guide the application of that category.

The Resource Conservation Area map as it appears in the Ramona Community Plan should be revised to represent the grasslands that are described as occupying “About 20% of the Ramona Planning Area”. (Grassland habitat info)

The Resource Conservation Area map as it appears in the Ramona Community Plan should be revised to represent the general area over which Ramona vernal pools are known to occur.

AREA-WIDE ENVIRONMENTAL CHARACTERISTICS

There are certain attributes of Ramona's resource environmental properties which are generally characteristic of the area. Protection and proper management of these resources is perhaps better effected through general policies, and where feasible, through incentives rather than through specific designations on the RCA map.

The following environmental properties should be considered area-wide attributes:

-- biological communities and habitats

-- groundwater

-- archaeology

-- air quality

-- energy

BIOLOGICAL COMMUNITIES AND HABITATS

A wide variety of biological resources occurs within the Ramona Planning Area, including several sensitive bird and mammal species, sensitive plant species, reptiles of concern, and other biological communities and habitats. This region is characterized by fertile valleys of sedimentary soils surrounded by foothill and mountainous regions composed of granitic and metamorphic rock types. Within this geologic foundation, seven generalized vegetative communities can be identified including: non-native agricultural and urban communities as well as native, chamise chaparral, mixed chaparral, oak woodland areas, grasslands, Coastal sage scrub, and riparian woodland. There is concern about the Englemann oak population within the planning area noting the extreme drought that has continued from approximately 1999 to present. This affects their drier habit. These vegetation types define general habitat regions supporting an abundance of biological diversity in the region and, often occur in viable, relatively undisturbed states. In addition to these vegetation communities, the Sutherland Reservoir area supports an important wetlands community. Sensitive vernal pools also occur in the Planning Area, in the vicinity of the Ramona Airport.

The most common native vegetation association in the CPA is chamise chaparral, covering about one-third of the region. Mixed chaparral covers about 20% of the total Planning Area and is composed of a wider variety of species more adapted to a moist environment. These include wild lilac species (*Ceanothus crassifolius*, *C. leucodermis*, and *C. tomentosus*) and manzanita (*Arctostaphylos glauca* and *A. glandulosa*) as well as scrub oak (*Quercus dunnii*) and chamise, to some extent.

The Ramona CPA exhibits very good examples of relatively undisturbed oak woodland areas. This type of habitat is characterized by overlapping canopies of Coast live oaks (*Quercus agrifolia*) in wetter areas and Englemann oaks (*Quercus engelmannii*) in drier locals. Both associations usually occur with an understory of shrub species. This community supports rich biological diversity by providing cover for nest sites and foraging areas for a number of species. Raptor species often rest in oak woodland areas and a number of larger predators such as foxes, coyotes, bobcats, as well as mountain lions are found in these habitats. There is concern about the Englemann Oak population within the planning area noting the extreme drought that has continued from approximately 1999 to present. This affects their drier habit.

About 20 percent of the Ramona CPA is made up of grassland regions. Biologically, this community provides foraging area for a number of raptor species and other predators since it attracts numerous small prey animals. Grassland areas may serve as forage area links to oak woodland nesting areas or other varying adjacent habitats.

Riparian woodland, comprising only one percent of the total Planning Area, is perhaps the most important biologically. By providing important vegetative cover for wildlife shelters, forage, nesting, and breeding sites, riparian habitat supports a very diverse and abundant number of species. Streambed areas with associated riparian habitat often also represent lines of convergence for surrounding habitat regions, and in this way may provide important corridors of wildlife movement through various ecosystems. Excellent examples of riparian habitat are found in the CPA along Santa Ysabel Creek near Sutherland Reservoir and along San Vicente Creek.

In addition, two sensitive mammal species occur within the CPA. The ring-tailed cat (*Bassariscus astutus*), protected by State Fish and Game laws, is known to occur in the Wildcat Canyon area and would be expected in most rocky, scrubby slopes of the region. The mountain lion (*Felis concolor*), also a protected species, has been sighted in more remote parts of the CPA.

Sensitive reptile species expected to occur in the CPA include the San Diego horned lizard (*Phrynosoma coronatum blainvillei*), the two-striped garter snake (*Thamnophis couchi hammond*), the orange-throated whiptail lizard (*Cnemidophorus hyperythrus beldingi*), the California legless lizard (*Anniella pulchra*), and the rosy boa (*Lichanura trivirgata*). These species have been designated as endangered or depleted by the International Union for Conservation of Nature.

The grasslands of Ramona CPA are a regionally limited resource that are recognized as an important habitat that may support at least two federally listed species: San Diego fairy shrimp (*Branchinecta sandigensis*) and Stephen's kangaroo rat (*Dipodomys stephensonii*) as well as several other plants and animals that have protective status such as those species covered in the Multiple Species Conservation Plan.

Intermittent streams in the Ramona CPA are known to support a federally endangered amphibian: Southwestern Arroyo toad (*Bufo microscaphus californicus)*. (Updated species of the biology and botany)

FIRE ECOLOGY

The Ramona Planning Area is part of an ecological system that is prone to burn as a mechanism for re-growth and renewal of the natural species in our area.

GROUNDWATER

The Ramona CPA is composed of widely variable geologic and hydrologic conditions. Throughout the CPA, natural groundwater resources are limited due to sparse rainfall, which varies from 15 to 21 inches per year. The quantity of rainfall limits groundwater recharge and thus limits the amount of groundwater that is available for extraction. Also the amount of water stored within the aquifer is limited because most of the Planning Area is composed of fractured crystalline rock. Water stored within such an aquifer is stored within fractures and normally composes less than three percent of the total rock volume.

These factors of low rainfall, recharge, and storage limit the amount of groundwater available for use. This is especially important for areas outside the service area of the Ramona Municipal Water District. In these areas no additional source of water is available and development is totally dependent upon the groundwater resource. Increasing population will increase the requirements for groundwater production. This could have adverse impacts to the groundwater system if the required production exceeded available groundwater recharge.

Development within the service area of the Water District will be supplied with imported water. Thus, groundwater impacts will be minimized. However, possible adverse impacts to the quality of existing groundwater resources could be produced. In some agricultural areas, evidence indicates that groundwater has already been polluted beyond acceptable standards.

ARCHAEOLOGY

The Ramona CPA exhibits a rich past of Native American habitation and use as indicated by numerous archaeological sites located throughout the region. Significant archaeological sites have been recorded in the Planning area by both the San Diego Museum of Man and San Diego State University.

A large number of sites have been definitively located within the Ramona Planning Area, including several villages' campsites, rock paintings (pictographs), sites of sacred value and other archaeological resources of major scientific and cultural significance. Although some specific sites have been adequately investigated, the majority of sites continue to exist in an undisturbed or relatively undisturbed state. Such sites present important opportunities to significantly add to archaeological knowledge about prehistoric people in and around the Ramona Area. Further, many of these sites are of cultural significance to local Kumeyaay Indians and some may be of sacred value. In addition, many regions of the Planning Area remain completely un-surveyed, and can be expected to contain sites and resources that comprise a wealth of archaeological and cultural information. It is important that located sites as well as the numerous potential sites be preserved or adequately investigated to mitigate potentially damaging impacts to crucial archaeological resources in Ramona. Increased development in the Plan Area without study and mitigation of impacts could severely impact sites and cultural values, either directly through physical destruction during construction and landform alteration or indirectly as a result of increased population contiguous with sensitive resources, artifact scavenging, or other related disturbances.

AIR QUALITY

The San Diego Air Basin (SDAB), the western third of San Diego County, has continually violated the Federal Clean Air Standard for ozone. Ramona is in the SDAB and is highly susceptible to air quality impacts produced by the region due to two factors — the elevation of the Santa Maria Valley, and its downwind location from the populated coastal plain area. Ramona's Town Center is located in a valley at 1,500 feet MSL with surrounding hills rising to 3,000 feet. The air pollution generated along the populated areas to the west of Ramona is blown to Ramona. The inversion layer in the summer starts at about 3,000 feet elevation. As a result, the smog caused by sunshine and air pollutants is blown towards the foothills and is generally trapped by the base of the inversion layer and becomes concentrated in areas similar to Ramona.

ENERGY

Most of the electrical energy used in the CPA is supplied by San Diego Gas and Electric Company. The sources of this energy are far from Ramona. However, as is the case with air quality, conservation measures must be applied on a region-wide basis, and each individual and public agency will increasingly be required to modify their existing practices. Additionally, however, the use of local energy resources from the sun and wind are encouraged in the Ramona Community Plan, as an alternative to depend on, and further incremental depletion of, regional supplies.

OPEN SPACE

"Open space" is an area that is valued for natural processes and wildlife, for agricultural or woodland production, for active and passive recreation, and/or for providing other public benefits.

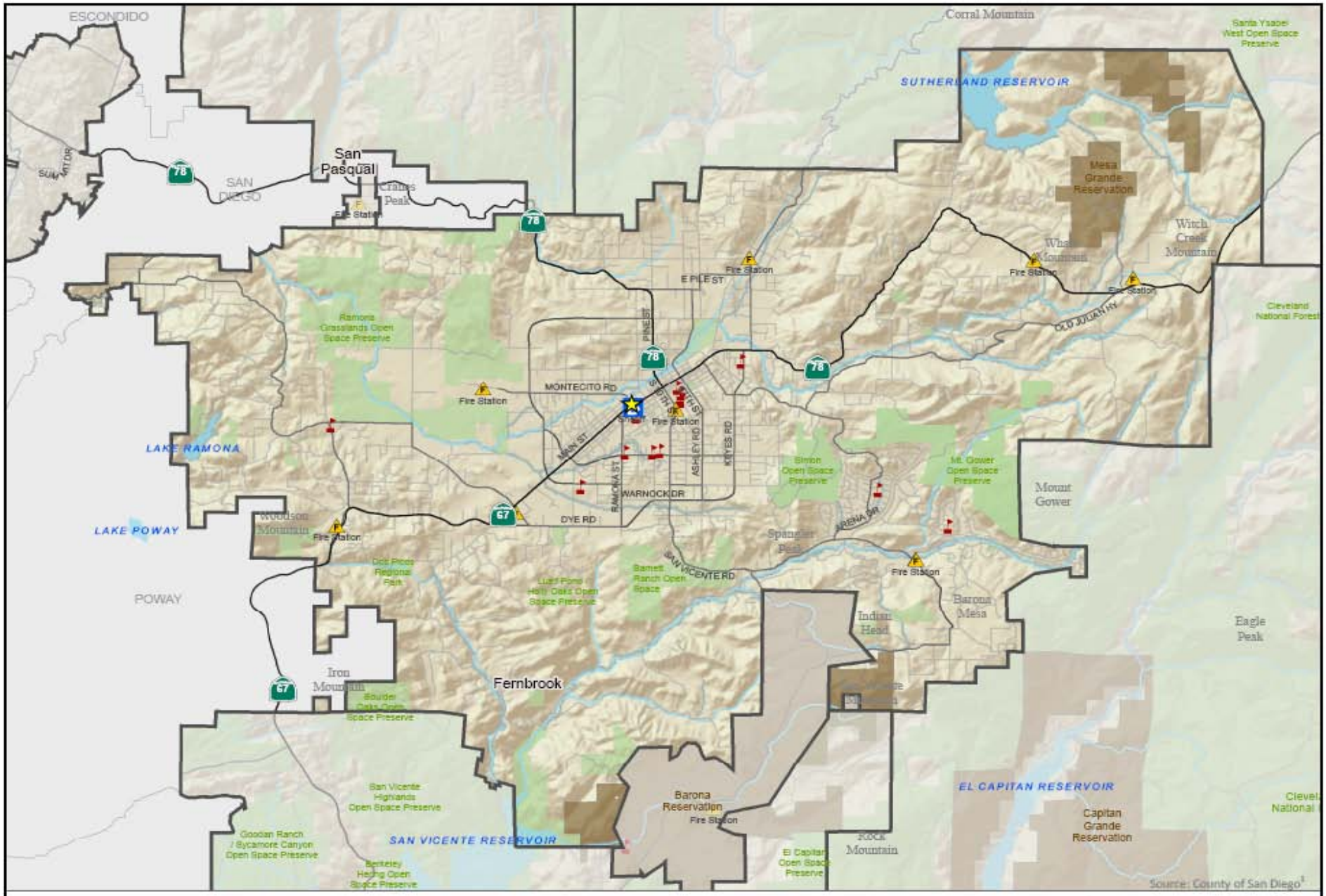
All of these uses overlap with elements of the Community Plan. Open space for outdoor recreation is discussed under the Recreation Section and the other uses are discussed as aspects of conservation or land use. The conditions under which these uses are to be carried out are discussed in the appropriate sections of the Plan.

Ramona is rich in open space. County should consider cumulative open space resources when calculating open space requirements on developments.

d. Existing Land Uses and Community Character

The dominant theme in community discussions and goal statements prepared by the Ramona Community Planning Group is the concern for the preservation of the rural lifestyle, quality of life and atmosphere of the CPA for current and future residents. A key challenge will be to accommodate an increasing population without adversely affecting agricultural land uses, open space buffers and recreational opportunities, and without requiring costly and premature extensions of public facilities. The intent of this Community Plan, therefore, is to continue to balance the need to plan for growth with the desire to maintain the existing balance of land uses.

It is with this intent that the pattern for community development proposed for the CPA concentrate growth in and adjacent to the existing town area, designating the agricultural and equine areas and the remote, more mountainous areas for low density rural uses. Residential developments ranging from single-family houses averaging one to 7.3 dwelling units per acre and multi-family units with maximum allowable densities of 24 dwelling units per acre contained within the Town, and within the large subdivisions. Major commercial development is restricted to the Town Center, although a small convenience center has been established at San Diego Country Estates. Industrial land uses are limited to the Town Center and the airport area. Refer to Figure 2 on page 11 for the Ramona Context Map.



RAMONA CONTEXT MAP

San Diego County General Plan

Figure 2

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RESIDENTIAL LAND USE

The Ramona Community Plan allocates residential land use designations in a range of densities from one dwelling unit per ten acres to 24 dwelling units per acre. Additionally, residential units will be permitted at lower densities (one dwelling unit per 40 acre and 80 acre plan designations) throughout the agricultural, mountainous areas or outside the CWA line. The arrangement of higher density residential land uses is focused in the Town Center adjacent to schools, other facilities and services, and the main commercial area.

COMMERCIAL LAND USE

The community of Ramona has prepared design standards to ensure the enhanced vitality of the Business District in town. Until downtown Ramona is established as a strong retail center, no commercial shopping center should be allowed to develop outside of the downtown area. Ramona must avoid what has happened to other communities where rapid growth has pushed retail businesses into the neighborhoods and out of the downtown area and led to its decay. The Ramona Plan proposes increased office development and high density residential uses which will generate daytime and nighttime shoppers. Certain improvements to the Business District are listed in the Policies and Recommendations section. There is an existing need for convenient and ample parking in the downtown area, to make the area attractive with pedestrian-oriented street improvements and improved circulation.

It is the intent of the Plan to restrict major commercial development to the Town Center as shown on the Town Center. Currently, all but a few scattered establishments are within the town, with the exception of a convenience shopping area located in the San Diego Country Estates subdivision. The community anticipates the possible future need for small convenience businesses in developing neighborhood areas, but such businesses would be limited in size to serve the surrounding neighborhood; would preferably be pedestrian and equestrian oriented; and/or only would be permitted as a demonstrated need arises.

The commercial area proposed in the Plan stretches along State Highway 67 into the town from the southwest, then widens out to a depth of 2½ blocks in the central part of the town for a total of approximately 322 acres. Extensive development of future commercial enterprises will require the redevelopment of areas presently occupied by scattered housing and small somewhat inefficiently laid out existing commercial buildings. Most of the undeveloped commercially-designated lots are on the southwest end of town along the State Highway. Included in the areas designated for commercial are approximately 87 acres designated for office/residential development. The Plan anticipates that this designation will encourage a mixture of land uses combining residences with a variety of different office and professional uses in the downtown area which will help revitalize the older sections of Ramona. This designation may also encourage alternative uses for some of the older and historic buildings, many of which are located in this area.

INDUSTRIAL LAND USE

It is the intent of the Community Plan to allow the development of local business and light industrial enterprises to serve Ramona's employment needs.

The Plan allocates approximately 0.2% of its acres for industrial use in the area west of State Route 78 and to be determined. Much of this land is used for light manufacturing and to support various construction-related operations within the CPA. A major trash transfer facility exists to serve the surrounding county areas.

AIRPORT

The Ramona Airport is expected to remain at its current location, allowing related airport support facilities. The current extension of sewer to the Ramona Airport shall serve only the Airport. Due to sensitive wildlife habitats in the vicinity of the Ramona Airport, the Community Plan should look to minimize the amount of industrial zoning in that area.

AGRICULTURE

There are two different kinds of agricultural uses in the Ramona area:

> *Commercial* — crops, animals, or animal products raised for marketing, including equine, ranching activities, schooling, boarding, breeding, training, and Bed and Breakfast facilities.
>
> *Domestic* — agricultural products consumed primarily by the household with perhaps limited commercial exchange (i.e., local trading, roadside sales, 4-H, FFA).

Commercial Agriculture

Ramona's most important commercial agricultural activities, in terms of gross income to the Planning Area, are egg ranching, dairy ranching, vineyards, ornamental production, and avocado farming. Smaller, but commercially significant investments include beef and other livestock production, horse ranching, hay, kiwis, subtropical fruit and nuts. The future of agricultural land uses will be based on important marketing factors, many of which are external to the CPA or the County as a whole.

The egg ranches of Ramona are somewhat scattered in the CPA.

Portions of the large, flat valley bottom west of the Town Center are currently used for oat/hay production and grazing.

General Agriculture

Land within this designation is preserved for agricultural or general open space uses. Landowners are encouraged to enter into Williamson Act (California Land Conservation Act of 1965) contracts with the County to promote both agriculture and open space uses of the land at a tax benefit to the owner.

Minimum lot sizes for land under Williamson Act Contract are determined by contract regulations. General Agriculture uses include dairy and other farmland south of the Town Center, the avocado land in the Highland Valley area, and approximately 25,000 acres in the northeast of the Planning Area.

Domestic Agriculture

Domestic agriculture is perhaps the most an important element of the Ramona rural lifestyle. While many thousands of acres are devoted to commercial agriculture in the Planning Area, only about 10 percent of many Ramona families are involved in commercial farming as a primary source of economic support.

Recent sales and building increases indicate that there is a great demand in the Ramona area for lots where families can grow kitchen gardens, keep pleasure horses and raise animals for domestic use and activities such as 4-H and Future Farmers of America. Areas designated Semi-Rural 1 through 10 are principally the areas intended for "Domestic Agricultural Use."

e. Existing Circulation and Mobility

The Ramona Mobility Element Network proposes a transportation network which will accommodate both local and regional traffic efficiently with a minimum of disruption to the rural character of the CPA.

Interregional access to Ramona is from the southwest via State Route 67 (SR-67) and from the northwest via State Route 78 (SR-78). SR-67, a two-lane route connecting west to Poway Road and south into Lakeside frequently experiences congestion. A 1.2 mile stretch of SR-67 was improved in 1990 to four-lanes from the City of Poway/Ramona Community Plan Area boundary to Archie Moore Road. The four lane stretch funnels into two lanes, adversely impacting traffic flow. SR-67 has rural residential development extending off the road along both the north and south sides of the road from the western boundary of the Community Planning Area and into Town, further impeding traffic flow. Peak hours are problematic daily. Even minor traffic disruptions can completely close this two-lane route, stopping traffic in both directions for prolonged periods of time.

There is a considerable amount of traffic that passes through Ramona, without stopping, destined for Julian and points east. This traffic, which peaks on weekends, adds to the locally-generated traffic on Main Street/SR-67. While travel by way of Ramona's two-lane highways covers more distance, some Interstate 15 commuters prefer the scenic distance traveled along SR-78 through Ramona to the congestion of Interstate 15. Main Street is the only through street in town and the principal commercial thoroughfare. Portions of the road which are two lanes are not adequate to handle the existing Main Street traffic volumes of 13,000-18,000 average daily trips.

Secondary access into Ramona is provided by San Vicente Road/Wildcat Canyon Road which travels south into Lakeside. San Vicente Road is also the primary access to San Diego Country Estates. Additional secondary access is also provided by Highland Valley Road, a two-lane, east-west connector to the San Pasqual Valley and Interstate 15. Steep grades and rugged terrain provide substantial constraints to the efficiency of both routes.

The Mobility Element shows the principal roads that will be needed to serve existing and proposed development in M-A-18. Both existing and future Mobility Element roads are shown on this map, the width of the needed roadway is indicated and the approximate

alignment is shown. In addition, a complete local street system will be needed to connect these Mobility Element roads and serve residential development.

The principal circulation problem in Ramona is the lack of alternatives to Main Street. Main Street is the only route for through traffic headed to Julian and for most commercial traffic. The strategy for solving this congestion problem is construction of north and south bypass routes to keep through trips off Main Street. The south bypass, which is given priority status because it is the more economically feasible, consists of Dye Road, SA 300 and Keyes Road. The north bypass consists of Archie Moore Road, Highland Valley Road and Rangeland Road, connecting to Ash Street.

Even after the construction of these two bypass routes, it is probable there will be congestion on the two-lane portion of Main Street.

To improve traffic flow through town, regulations are proposed (D5 Special Area Designator) to limit the number and location of driveways along SR-67/Main Street on commercial properties from Etcheverry Street to Second Street.

TRANSIT

The North County Transit District provides limited public transit in the CPA.

AIRPORT

Ramona Airport is a "general aviation airport" and is a part of the County's regional air transportation network. It is located approximately two miles west of the Ramona Town Center, south of Montecito Road and is operated by the San Diego County Department of Public Works which took over operation of the World War II Ramona Airstrip in 1956.

The Ramona Airport has extended the runway and there is an Airport Land Use Compatibility Plan. CAL FIRE and the USFS operate the busiest Air Attack Base in the region during fires.

BICYCLE ROUTES

The Ramona CPA is also a frequent destination for cyclists from the San Diego Region. The Santa Maria Valley is broad and flat and invites cyclists to explore the rural roads which wind through it. The Mobility Element Network, Figure M-A-18, accommodates bicyclists, and will provide safe direct routes along major roads throughout the CPA. A loop around the Town Center, as shown on this figure is the first priority for implementation of the bicycle network. In the future, it is the strong intent of residents that the whole bicycle network be implemented.

f. Existing Community Facilities and Infrastructure

Public facilities and services are provided in the Ramona area by several agencies. Electricity and telephone service are provided by private companies, regulated by the State Public Utilities Commission. Schools, fire protection, water, and partial sewer service are provided by special districts, and the County provides library and law enforcement services. All public service agencies will be able to use the Ramona Community Plan as a basis upon which to forecast their expansion needs.

Water

The Ramona Municipal Water District's (RMWD) boundary encompass a total of 45,796 acres (72 square miles) in the central area of San Diego County and is the eastern boundary of the San Diego County Water Authority (CWA) and the Metropolitan Water District of Southern California (Metropolitan). The RMWD service area is within the Ramona CPA. The District encompasses the Santa Maria Valley and surrounding hillsides with elevations from 1,300 feet mean sea level (MSL) to over 2,100 feet MSL. The District provides service to approximately 7,000 urban parcels and 3,000 rural parcels (greater than one acre)

The RMWD relies on the Metropolitan and the CWA to provide a reliable supply of imported water to the region. The RMWD purchases untreated and treated water from CWA, and has in the past produced treated water at the Bargar Water Treatment Plant using untreated water from Lake Sutherland. This water is purchased from the City of San Diego. The RMWD delivers recycled water to three recycled water customers, and owns three wells that may be used in an emergency.

RMWD's water system consists of Bargar Water Treatment Plant, treated and untreated water from the Poway pump station, 18-in and 30-in steel pipeline for delivery of CWA treated water to the 3 million gallon (Mgal) West End Tank and 10 Mgal Mt. Woodson Reservoir. In addition there are 209 miles of potable water pipeline, 14 potable water reservoir tanks (26 Mgal), and 6 untreated water tanks (14 Mgal) and Ramona Lake [12,200 acre feet (AF)]. The untreated water Poway Pump Station capacity is 9,836 acre-feet per year (AFY) and the annual demand is 3,795 AFY. The treated water Poway pump station capacity is 20,842 AFY [18 million gallons per day (MGD)]; however, the capacity of the San Diego County Water Authority (SDCWA) pipeline to the pump station is limited to 20 MGD. The Maximum Day demand to support build-out of the General Plan Land Use Map exceeds 22.5 MGD. While the 2007 annual demand is 7,573 AFY and is projected to be approximately 8,873 AFY in 2020, the RMWD is deficient in operational and terminal water storage and cannot meet the SDCWA's recommendation of a 10-day outage.

The RMWD owns three wells with a capacity of 330 gallons per minute (gpm) and a potential yield of 200 AFY. The RMWD wells are currently not used due to high nitrates and they are not likely to be recertified in the foreseeable future. However, groundwater is being used extensively by local land owners in Ramona.

Lake Ramona is owned by the RMWD and is filled with CWA raw water. There is very little runoff that enters Lake Ramona. Lake Ramona is used to supply water to the agricultural area on the north-west end of the RMWD. There had been plans to produce treated water from Lake Ramona but implementation of these plans is not in the foreseeable future.

Lake Sutherland is managed by the City of San Diego and the contract between the City of San Diego and the RMWD provides RMWD with up to 2,500 Acre-Feet per year of untreated water. Additional water may be purchased if available. Lake Sutherland water supplies raw water to the RMWD Bargar Water Treatment Plant that in turn had supplied up to four MGD of treated water to the central and eastern areas of the District.

However, Bargar Water Treatment Plant has been out of service for over a year and is not expected to be returned to service in the foreseeable future.

Liquid Waste

The Ramona Municipal Water District (RMWD) is within the Ramona CPA and is responsible for sewage disposal within approximately 90% of the Ramona CPA. The RMWD has four sewer service boundaries, the "Latent Powers Area" (LPA), the "Activated Sewer Powers Areas" (ASPA), and two sewer service areas. The RMWD is authorized by Local Agency Formation Commission (LAFCO) to provide sewer service in the ASPA and the two sewer service areas in the ASPAs are; the San Vicente Sewer Service Area (SVSSA) serving the San Diego Country Estates area, and the Santa Maria Sewer Service Area (SMSSA) serving the Ramona Town Center and the Mt. Woodson Community. Developments outside of the areas served by these facilities rely primarily on septic systems for sewage disposal. Based on land restrictions in Ramona, the RMWD projects are able to provide sewer service in the SMSSA for only approximately 46% of the projected population capacity of the County General Plan Land Use Map.

San Vicente Sewer Service Area

The SVSSA provides sewer service to 3,770 equivalent dwelling units (EDUs) within the San Diego Country Estates and Ryland Homes developments. The San Vicente Wastewater Treatment Plant (SVWWTP) is permitted to treat up to 0.8 million gallons of wastewater per day and is adequate to meet projected demands of the SVSSA. The service area is approximately 98% built out.

The SVWWTP utilizes conventional treatment processes to produce an effluent, which meets secondary and tertiary treatment standards. Recycled water produced in the form of secondary effluent is delivered to Spangler Peak Ranch, an avocado and citrus farm. Tertiary recycled water is produced and sent to the San Vicente Golf Course ponds, where the water is then used for irrigation of the golf course and landscaped common areas.

Santa Maria Sewer Service Area

The SMSSA provides sewer service to an area of approximately 2,634 acres, in and around the Ramona Town Center and the Mt. Woodson Community, and provides service to 4,087 EDUs as of June 30, 2005. A larger area of the Ramona Area referred to as the Activated Sewer Powers Area (ASPA) of approximately 6,989 acres may also receive sewer service. The Santa Maria Wastewater Treatment Plant (SMWWTP) is permitted to process up to one million gallons of wastewater per day. Data collected by the RMWD between January 2004 and January 2006 indicated that the average day flow was 0.81 MGD (2.486 acre feet per day [AFD]) and the maximum 30-day moving average was 1.14 MGD (3.499 AFD). Historical data also indicated that in 1993 and 1998, the maximum 30-day moving average was 1.01 and 1.02 MGD, respectively. The flows exceeded the plant capacity, the effluent line capacity, and wet weather storage capacity on these three occasions.

This indicates the need to expand the SMSSA facilities to meet current flows and additional expansion to meet any future connections is also needed. However, as will be explained in more detail in following paragraphs, the ultimate SMSSA capacity is limited by the availability of land for wet weather storage and spray fields to 1.47 MGD which will accommodate an additional 1,400 EDUs for a total 5,487 EDUs. The development allowed in the current version of General Plan Update translates to 7,118 EDUs based on RMWD assuming only 70% of the General Plan Update development will occur and that parcels currently on septic will not require sewer in the future. That is a short falloff 1,631 EDUs.

The SMWWTP utilizes conventional treatment processes to produce an effluent, which meets secondary treatment standards. This treated effluent is then transported through a 14-in gravity pipeline to wet weather storage ponds, the tertiary plant and spray fields located north of the intersection of Highland Valley Road and Rangeland Road. The tertiary treatment facility is permitted to produce up to 350,000 gallons of tertiary water per day. This recycled water is currently contracted to deliver up to 250 AFY to the Mount Woodson Golf Course where it is used to provide irrigation water for the golf course.

The existing SMSSA collection system consists of an extensive network of 8-in sewers connected to a series of 10-inch, 12-inch, 15-inch and 18-inch mains that are connected to the Santa Maria Interceptor. New sewers and mains are added on an as-needed basis by development as it occurs. A number of existing sewer mains have been identified in the RWMD Wastewater Master Plan – 1998 to require replacement as new connections occur. The existing collection system is adequate for the EDUs connected as of June 30, 2005. The existing mains will need to be replaced as new connections occur.

The existing Santa Maria Interceptor is located in the Santa Maria Creek and has ruptured in several locations in the heavy rains of 1992. The Interceptor needs to be relocated out of the Santa Maria Creek to reduce the risk of possible damage during major storm events.

Based on financial considerations and Proposition NN, the RMWD has established initial improvements in two phases (Phase 1 and Phase 2) as well as future improvements for a total capacity of 1.47 MGD for the SMSSA. The following summarize phases of improvements of the SMSSA:

> **Phase 1** – Construct a 0.14 MGD (total capacity of 1.14 MGD) improvement to accommodate connected EDUs (4,087 total EDUs as of June 30, 2005). This improvement consists of additional processing facilities at plant site, additional wet weather storage, and grading to create the first phase of evaporation ponds to enhance the use of the spray fields to offset the areas lost in the purchase of the leased land from TNC and the County Airport property, plus the relocation of the Santa Maria interceptor. The implementation schedule for Phase 1 is as follows: design – 6 to 12 months, CEQA and permitting (concurrent with design) – 6 to12 months, and construction - 12 months, for a total of 18 to 24 months.
>
> **Phase 2** – Assumes construction of a 0.14 MGD improvement (total capacity of 1.28 MGD) to provide for an additional 608 EDUs beyond the June 30, 2005

EDU count (total capacity for 4,695 EDUs). The size of the improvements in this phase will depend on the actual number of customers that sign up to finance this phase and if the District decides to build any excess capacity. This phase of improvement consists of new head-works, additional processing facilities at the plant, new effluent line, additional storage and use of evaporation ponds to enhance the evapotranspiration from the spray field lands and construction of the collection system replacement mains. Development will be required to finance these improvements. The implementation schedule for Phase 2 is as follows; design – 6 to12 months, permitting (concurrent with design) – 6 to 12 months, construction – 12 months, for at total of 24 months.

Future Phases - Expected to also occur in increments of 0.14 MGD these improvements are similar to Phase 2 and would be limited to an ultimate capacity of 1.47MGD. Development will be required to finance these improvements.

The RMWD is in the process of preparing an Environmental Report that will address all three phases of construction. It is anticipated that design of Phase 1 will start in early 2009.

School Services

School services are provided to the Ramona area by the Ramona Unified School District. The District has a current enrollment of 4,579 students in grades kindergarten through 12. The District has experienced a steady increase in enrollment over the last several years, reflecting growth patterns in the area. Enrollment has increased by about 100 to 200 students per year since 1975, with a total enrollment of 2,444 in 1975, rising to today's over 4,500 students. The District is currently operating essentially at capacity and is utilizing all sources to maintain adequate levels of service.

The District recognizes the growth potential in the Ramona CPA and has developed long range plans to meet anticipated student enrollment increases. The District is currently using projections based on six percent annual growth over a three year period. Projections include increasing the high school capacity and renovating the Ramona Elementary School to improve service levels as demands increase. Another important service improvement planned by the District is the construction of a new elementary school, Mt. Woodson Elementary, at the corner of Highland Valley Road and Archie Moore Road.

In general, the District has developed plans that are expected to accommodate service needs based on anticipated growth. Existing conditions demonstrate that, although the service level is adequate, the District is operating just about at its maximum capacity level. Any new growth generating increased school enrollments would necessitate increased school services.

San Diego County Library

The present facilities of the Ramona Library Branch are inadequate. The SDCLS currently plans a new expanded library on Main Street as part of the Ramona Intergeneration Community Campus (RICC). The RICC is to include other community amenities for a variety of ages and interests for the citizens of Ramona. The new Ramona Library breaks ground November, 2009 with completion expected by

December 2010. It will be approximately 20,000 square feet and will include a 2,000 square-foot community room.

g. Public Safety

Fire Protection

The Ramona Planning Area is almost exclusively considered a high wildland fire hazard area and has experienced major fire in October 2003 and October 2007. Significant fire activity is not uncommon in the heavily vegetated foothills and canyons, with a relatively dry climate and low relative humidity during the late summer and fall periods. Fire Protection and Emergency Medical Services in the Ramona area is provided by the Ramona Municipal Water District (RMWD) which contracts with CAL FIRE for these services. These services include 33 full time firefighters, 11 per day, covering three (3) fire engines, one (1) rescue unit, and two (2) paramedic transport ambulances. Outside of the Water District, services are provided by CAL FIRE, Volunteer Fire Companies, and for federal lands surrounding the Ramona area, the US Forest Service, Cleveland National Forest. The RMWD-Ramona Fire Department covers approximately 75 square miles, which is in the RMWD boundaries. The current population within the RMWD is approximately 25,000 (SANDAG 2008 Population Estimate).

The Water District operates three (3) fire stations within the District. CAL FIRE operates two (2) fire stations, one within the Water District, and one in the Witch Creek area. Inter-Mountain Fire and Rescue Department also operates a fire station in the Witch Creek area. There is a Mutual Aid agreement between CAL FIRE, Inter-Mountain Fire, the RMWD, and the San Diego Rural Fire Protection District, whose jurisdiction includes Barona Mesa, as well as the San Pasqual Volunteer Fire Department, which covers a large portion of the Rangeland Road area of the Ramona Planning Area. In addition, the US Forest Service operates two (2) fire stations within the boundaries of the RMWD, one at Station 81, San Diego Country Estates, and one on Black Canyon Road. Agreements with all fire service providers provide first responder services for any emergency incident, known as the closest resource concept. County Service Area 135, which includes areas outside of the RMWD, is currently being funded with enhancement funding by the County of San Diego. Future fire station locations proposed are in the Montecito Road/Airport area of the RMWD.

The total daily staffed engine companies for the Ramona Planning area, July to November is ten (10) engine companies and December to June, seven (7) engine companies. A major enhancement program with funding to address needed volunteer and Reserve Firefighter programs is currently being implemented in the area, which includes the RMWD.

Future development will require additional funding by new development for the annual operation of any additional fire stations and emergency medical services.

Law Enforcement

Law enforcement services are provided to the Ramona Planning Area by the San Diego County Sheriff's Department. The Sheriff's Department operates a substation in the Ramona Town Center at 1424 Montecito Road. The Ramona Substation business

office is open Monday through Friday from 8:00am to 5:00pm. All non-emergency inquiries should call (760) 789-9157.

The Ramona Substation provides continuous law enforcement patrol services to the citizens of Ramona 24 hours a day. The substation is staffed by one lieutenant, three sergeants, three detectives and seventeen deputies. In addition, reciprocal-aid agreements are in effect with the neighboring City of Poway.

The California Highway Patrol operates a satellite office out of the Ramona Substation. The California Highway Patrol is responsible for all traffic related events within the unincorporated area of Ramona.

Ramona takes great pride in maintaining an active volunteer patrol consisting of trained community members, which also includes a mounted patrol.

Seismic Safety

Locally, the Ramona CPA contains several faults that are classified as inferred faults. A series of parallel northwest trending faults are located in the northwest end of Santa Maria Valley. A series of east-west trending faults are found in the San Vicente Valley and vicinity. The south side of Mount Woodson is bordered by the Warren Canyon fault which continues eastward along the south side of the Santa Maria Valley located southwest of the Ramona Town Center. Numerous lineaments are found throughout the CPA.

In addition to these mapped faults, it is surmised that smaller faults probably exist in the basement rock beneath the soil surface. As to their specific location, detailed geologic mapping and geophysical surveying would be required.

Community Vision

The citizens of Ramona continue to maintain and preserve the rural/country ambiance of the past well into the future. Ramona is a picturesque valley surrounded by mountains; it has a long and rich history which makes this community unique.

The Community Plan preserves this rural ambiance while accommodating and managing economic and residential growth. A “Village” ambience consisting of a commercial/retail Town Center is achieved through land use and design criteria defined in the Plan. The Town Center is surrounded by one acre or less residential lots with predominantly single family units, but also accommodates limited multi-family units with limited density.

A gradual decrease in density from Town Center in roughly concentric circles allows for minimum lot sizes of two and four acres to areas of eight to ten acres and larger. These rural estate residential land uses accommodate large animal keeping and agriculture. Centralized industrial and commercial areas have enabled residential and agricultural areas of the valley to remain free from industrial and commercial encroachments and to maintain the rural lifestyle. Community policies on clustering and lot area have prevented urban-type developments from being created outside the Town Center.

The community’s transportation network allows efficient movement of people and goods throughout the community while accommodating an equestrian trails and pathways network and non-motorized pathways for pedestrians and bicycles.

Ramona maintains a viable and sustainable economy resulting in local sales and services, jobs and increased income.

There are abundant park and recreation resources serving the community and other significant environmental resources have been identified and enhanced and are integrated into the development patterns within the community.

Goals, Policies, & Implementation

1. Land Use (LU)

Village/Rural Village Boundaries

The Ramona Village Boundary is shown in Figure 3 on page 27.

Land Use Diagram

The Ramona Community Planning Area Land Use Map is provided in the General Plan appendix as figure LU-A-18.

1.1. Community Character

Goal LU 1.1. The rural atmosphere of the Ramona community is preserved and enhanced, while encouraging a balance of land uses that are compatible with a country lifestyle.

Policy LU 1.1.1 Require future Specific Plans be compatible with appropriate guidelines and standards developed for the Ramona Community Plan.

Policy LU 1.1.2 Encourage the areas subject to Design Review to be:

- Commercial Uses
- Industrial Uses
- Residential Projects of 7.3 Dwelling Units Per Acre or More
- Scenic Overlay Areas
- Main Street
- Historic District
- Major Subdivisions (Five Lots or More)

Policy LU 1.1.3 Require the smallest net lot size not be less than 50% for Semi Rural 1 through Semi Rural 4 of the minimum lot size indicated in the General Plan designation, and 2.5 acres for Semi Rural 10 or lower, for clustered development projects.

Policy LU 1.1.4 Discourage conservation subdivision tools that are inconsistent with Ramona's community character.

1.2 Community Growth Policy

<u>RESIDENTIAL LAND USE</u>

Goal LU 2.1 Residential development that is compatible in scale and intensity with existing neighborhoods and in harmony with the natural environment and agricultural and equine activities. Infill development located in the Town Center area and the restriction of residential subdivisions in areas of environmental constraint or open space use.

Policy LU 2.1.1 Permit residents to keep leisure, market, and large animals on their property in areas with land use densities of SR-0.5 or less.

Policy LU 2.1.2 Require all development proposals to demonstrate a diligent effort to retain the significant natural features of the areas landscape. Encourage existing topography and landforms, drainage courses, rock outcroppings, vegetation and views to be incorporated into the design of home sites to the maximum extent feasible.

Policy LU 2.1.3 Require subdivisions proposing rural residential lots shall be designed consistent with the topography of the site, to the maximum extent feasible.

Policy LU 2.1.4 Require residential development to minimize grading. Streets, walkways, buildings, retaining walls, and other improvements shall not significantly alter the natural landforms.

Policy LU 2.1.5 Require proposed residential areas to provide buffering from incompatible activities.

Policy LU 2.1.6 Encourage proposed residential subdivisions to consider provisions for connecting to Ramona's non-motorized trail system as mapped in the County Trails Plan.

Policy LU 2.1.7 Limit residential development in the Ramona Town Center to 7.3 dwelling units per acre, unless it is developed pursuant to the Ramona Village Plan or a deed restricted senior or affordable housing project.

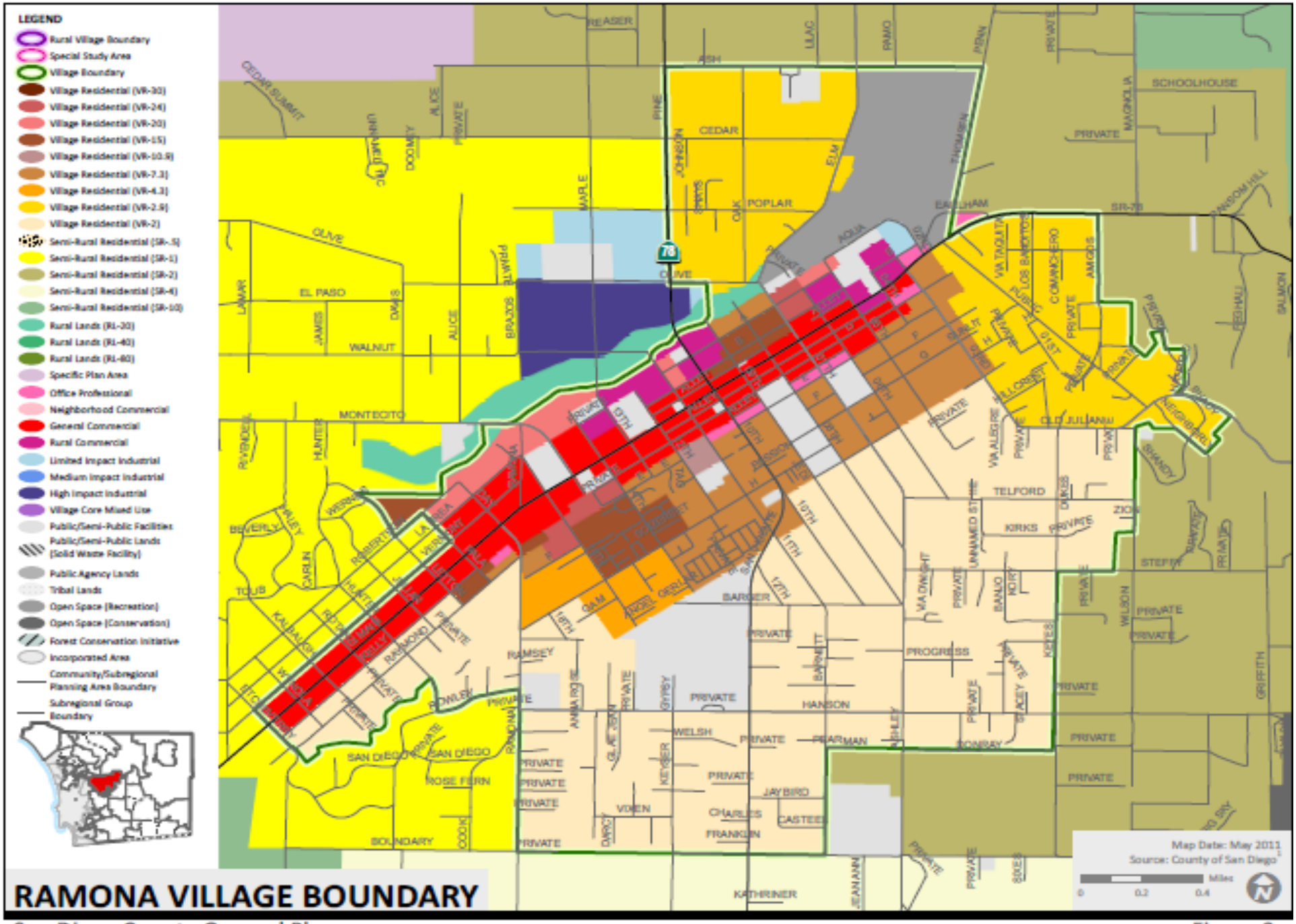
Goal LU 2.2. A variety of housing types in all economic ranges that encourages and promotes a rural/country residential atmosphere. Housing that is phased with adequate public facilities and infrastructure.

Policy LU 2.2.1 Support of housing to serve the handicapped/disabled as services and facilities where available and appropriate.

Policy LU 2.2.2 Encourage revitalization of existing apartment units.

Policy LU 2.2.3 Encourage Senior housing within the Village Boundary.

Policy LU 2.2.4 Encourage preserving homes in the town center that have historical value, preserve trees, landscaped streets, appropriate lighting, and water drainage courses.



San Diego County General Plan

Figure 3

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COMMERCIAL

Goal LU 2.3 Centralized commercial areas that are designed to be compatible with the character of the community.

Policy LU 2.3.1 Limit the commercial strip to its existing boundaries of Etcheverry and Second Streets on State Route 67/78. Encourage widening of existing commercial designations rather than extending them if more commercial acreage is needed in the future.

Policy LU 2.3.2 Restrict major commercial zoning, in order to retain a distinct town center, to one centralized district in the town center and neighborhood services in the San Diego Country Estates.

Policy LU 2.3.3 Require neighborhood commercial uses to meet the following conditions:

a. The facility should be intended to serve only the adjacent neighborhood and should not be intended to serve regional travelers;

b. The circulation, parking and access needs can be met adequately;

c. The need for the facility can be adequately demonstrated;

d. The facility is compatible and aesthetically pleasing with neighborhood properties and the viability of the Ramona commercial core; and

e. Site Plan review and appropriate landscaping is required.

Policy LU 2.3.4 Maintain a consistent setback pattern in the Town Center along Main Street, locating buildings on the designated front setback line. Encourage the area between the façade of the building and the roadway to be delineated as the pedestrian corridor and encourage the use of street trees in this area. (Formerly Commercial LU Policy 6)

Policy LU 2.3.5 Provide zoning for agriculturally-related commercial activities such as feed stores, processing and packing, equipment maintenance, farmer's market, etc.

Policy LU 2.3.6 Encourage retail stores, services, restaurants and other high intensity pedestrian uses, in order to support pedestrian activity, to be placed at the street level and on the street side of all buildings, fronting Highway 67/Main Street, including parking structures.

Implementation Program LU 2.3.1 Establish setback minimums and maximums in the Commercial designations along Main Street. Buildings should be located on the designated front setback line. The area between the façade of the building and the roadway should be delineated as the pedestrian corridor to encourage pedestrian activity.

Policy LU 2.3.7 Encourage enhanced set-backs, plantings, including ground covers, shrubs, and street trees, artwork, surface treatment and

other devices on pedestrian ways and streets where ground floor retail or office uses are inappropriate.

Policy LU 2.3.8 Encourage pocket parks in the perimeter area of the town center and commercial areas.

Policy LU 2.3.9 Encourage "historical" use of existing buildings and preservation of historic buildings. Require H designator projects to be reviewed by the Historic Board.

Policy LU 2.3.10 Encourage the use of trees, sidewalk, appropriate lighting and adequate parking to enhance the business district.

Policy LU 2.3.11 Encourage small scale lodging uses, such as bed and breakfasts, where compatible with Ramona's plans to promote tourism.

INDUSTRIAL

Goal LU 2.4 A land use pattern that will permit light and environmentally friendly industrial uses that will improve the employment base and will not detract from the rural charm and lifestyle of the community.

Policy LU 2.4.1 Discourage Industrial acreage provided in this Plan from development until sewer is extended to those industrial properties.

Policy LU 2.4.2 Encourage light impact industrial and require medium heavy impact industrial land use to mitigate impacts to the community.

Policy LU 2.4.3 Provide for development of a variety of light industry that will offer job opportunities for community residents and that will not negatively impact the quality of the environment and the quality of life.

Policy LU 2.4.4 Encourage employment opportunities reflecting the demographic makeup of the community.

Policy LU 2.4.5 New Industrial areas shall be compatible with light industrial activities. Encourage development of new Industrial uses that are clean and non-polluting.

Policy LU 2.4.6 Require all new industrial activities to be buffered or screened with trees, shrubs, and natural landscaping when located adjacent to residential zones, to the greatest extent feasible, including buffered areas between industrial and other land uses of open space, green belts, parks, other recreation and linear parks.

Policy LU 2.4.7 Provide for Industrial sites that are large enough to permit adequate on-site parking, appropriate low-maintenance landscaping, buffered areas and loading facilities, as well as adequate areas of expansion.

Policy LU 2.4.8 Require new industrial development to evaluate and mitigate for all negative impacts of all views into the property from public streets, adjacent properties and residences on nearby hills.

Issue LU 2.4 There are existing industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Santa Maria Creek in the Ramona Town Center. Portions of properties within the FEMA mapped floodway were re-designated as Rural Lands 20 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

Goal LU 2.5 The retention of established industrial uses outside of the FEMA floodway.

Policy LU 2.5.1 Re-designate, upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Ramona with the appropriate land use designation, use regulation and other Zoning development regulations.

1.3 Community Conservation and Protection

Refer to General Plan Goals and Policies

1.4 Areas of Change: Development Infill and Intensification

Goal LU 4.1 Enable a Ramona Village plan for the downtown area to build towards a walk-able and economically viable Main Street and town center.

Policy LU 4.1.1 Provide Ramona-specific custom tailored zoning through a Form-Based or Place-Based or Context-sensitive Code technique for the areas in the Village and Village Core Land Use Categories.

Policy LU 4.1.2 Identify, coordinate and plan for the Ramona Village areas identified as Old Town, Paseo, and Colonnade by the Ramona Village Design Committee Ramona Design Review Board and Ramona Community Planning Group.

1.5 Community Facilities

Goal LU 5.1 Public facilities in the planning area that are provided in a manner to adequately serve development and to minimize costs to the taxpayers.

Policy LU 5.1.1 Discourage the encroachment of incompatible land uses within the vicinity of existing and future sanitary sites, landfills, and sewer treatment facilities and encourage long range recreation and other rehabilitation plans.

Policy LU 5.1.2 Provide natural landscaping and/or other appropriate screening around structures.

Policy LU 5.1.3 Encourage the community use of school facilities to the fullest extent possible when school is not in session.

Policy LU 5.1.4 Coordinate with the Ramona Municipal Water District to provide an adequate balance of water resources for both agricultural, as well as residential/commercial/industrial land uses.

Policy LU 5.1.5 Coordinate with the school district to the provide adequate classroom facilities in conjunction with development proposals.

Policy LU 5.1.6 Discourage the installation of street lighting except in areas where lighting is needed for safety.

Policy LU 5.1.7 Encourage local service district and utility companies to conform to the adopted Community Plan.

Policy LU 5.1.8 Discourage package treatment plants.

Policy LU 5.1.9 Outside the Town Center and San Diego Country Estates, the existence of latent powers or a Ramona Municipal Water District Sewer Master Plan shall not be employed as a rationale for the County to approve individual projects, Specific Plans, Specific Plan Amendments, or General Plan Amendments. Instead, the Goals, Policies, and Recommendations of this Community Plan--taken as a whole--are the criteria to be used to guide development approvals, and not the availability of public sewer.

Policy LU5.1.10 Sewers, in and of themselves, are not growth inducing. Specifically, sewers are allowable within the Village Boundary, Specific Plan Areas, the elementary school site at Archie Moore Road, and at other locations where there is an existing and clearly identifiable public health need.

Policy LU 5.1.11 Encourage the use of reclaimed water for landscaping and maintenance.

1.6 Other Topics/Issues

Refer to General Plan Goals and Policies

2. Circulation and Mobility (CM)

2.1 Integrated Mobility and Access

Goal CM 1.1 A circulation system that accommodates pedestrian, equestrian, cycling as well as vehicular users.

Policy CM 1.1.1 Encourage a community system of bicycle routes and facilities that will connect residential areas to schools.

Policy CM 1.1.2 Encourage the development of centrally-located parking facilities in the commercial area.

Policy CM 1.1.3 Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.

2.2 Local Road Network

Goal CM 2.1 A circulation network which will efficiently serve present and future land uses, will facilitate movement between Ramona and other communities, but will not negatively impact the character of the community.

Policy CM 2.1.1 Any significant trees and shrubs damaged or destroyed by highway maintenance and improvement projects shall be replaced with the mitigation ratio as set forth in the Ramona Standards.

Policy CM 2.1.2 Plan and design roads so that neighborhoods are not bisected by major traffic arteries.

Policy CM 2.1.3 Ensure that road design follows the natural contours thereby minimizing any impact upon the aesthetic and environmental character of the planning area.

Policy CM 2.1.4 Maintain the Colonnade of Trees in the Ramona Community Planning Area.

Goal CM 2.2 A circulation network that diverts through traffic off Main Street and improves the roadway infrastructure to support the circulation system.

Policy CM 2.2.1 Support the development of a local road network which is designed to service the adopted land use pattern and the high volume of weekend and holiday traffic through Ramona.

Policy CM 2.2.2 Develop a road system which routes externally-generated traffic through the planning area with a minimum of disruption to the community.

2.3 Fire Access/Egress Routes

Refer to General Plan Goals and Policies

2.4 Local Transit

Refer to General Plan Goals and Policies

2.5 Pedestrian

Refer to General Plan Goals and Policies

2.6 Bicycle and Trails

Refer to General Plan Goals and Policies

2.7 Aviation

Goal CM 7.1 The continued viability of the Ramona Airport without encroachment of incompatible uses

Policy CM 7.1.1 Ensure the continued viability of the Ramona airport and prohibit incompatible land uses in the vicinity of the airport.

Policy CM 7.1.2 Support continued use of Ramona Airport as a base for airborne fire protection.

2.8 Trip Reduction Strategies

Refer to General Plan Goals and Policies

2.9 Parking

Refer to General Plan Goals and Policies

2.10 Infrastructure and Utilities

Refer to General Plan Goals and Policies

a. Water

Refer to General Plan Goals and Policies

b. Sewer/septic

Refer to General Plan Goals and Policies

c. Storm drainage

Refer to General Plan Goals and Policies

d. Energy (natural gas and electricity)

Refer to General Plan Goals and Policies

e. Landfill

Refer to General Plan Goals and Policies

f. Telecommunications

Refer to General Plan Goals and Policies

g. Other

Refer to General Plan Goals and Policies

2.11 Other Topics/Issues

Refer to General Plan Goals and Policies

3. Conservation and Open Space (COS)

3.1 Resource Conservation and Management

Issue COS 1.1 The Ramona Community Plan identifies two kinds of environmental resources:

- Those which are relatively site-specific, and have been mapped as Resource Conservation Areas;
- Those which may be described as area-wide attributes of the environment, i.e., chaparral, groundwater, archaeology, air quality, and other natural energy sources.

Goal COS 1.1 The conservation, preservation, and wise utilization of resources in the Ramona planning area.

Policy COS 1.1.1 Require projects that impact the drainage areas within the Village Boundary to enhance those areas with natural materials and rural design, avoiding high density zoning near these drainage areas.

Policy COS 1.1.2 Protect raw land from grading or other disturbances prior to approval and permit process.

Policy COS 1.1.3 Protect mineral resources from encroachment of incompatible land uses which would make extraction of them impractical or impossible, including the gem quality minerals in the Ramona pegmatite district.

Policy COS 1.1.4 Promote practices which increase groundwater recharge, such as the use of spreading basins and permeable surfacing materials.

Policy COS 1.1.5 Seek to conserve those valuable resources in the Ramona area designated on the Resource Conservation Area Map (Appendix A).

Policy COS 1.1.6 Maintain watercourses with drainage areas of one to five square miles in their natural state, avoiding the use of pipes or concrete channels.

Policy COS 1.1.7 Encourage access along major creek drainages for riding and hiking trails, whenever possible.

Policy COS 1.1.8 Conserve functional wildlife and plant habitats, particularly those supporting rare or endangered species. These areas have been mapped as RCAs on the Ramona Resource Conservation Map.

Policy COS 1.1.9 Encourage the conservation of riparian brush and woodland areas and significant wildlife habitat.

Policy COS 1.1.10 Encourage a brush management programs in conjunction with other public agencies to reduce wildfire hazards.

Policy COS 1.1.11 Require the use of native seed mixes wherever feasible for the revegetation of cleared areas, provided that the use of native brush does not pose a fire hazard.

Policy COS 1.1.12 Discourage severe grading and encourage the preservation of native brush.

a. Agricultural soils and production

Goal COS 1.2 The preservation of Agriculture in the Planning Area.

Policy COS 1.2.1 Promote and preserve viable agricultural land uses and provide an attractive agricultural industry atmosphere within the Ramona Planning Area.

Policy COS 1.2.2 Encourage agricultural uses to Utilize reclaimed water such as the tertiary treated effluent produced by the RMWD wastewater treatment facility.

Policy COS 1.2.3 Encourage the protection of areas designated for agricultural activities from scattered and incompatible urban intrusions. Greenbelts/buffers shall be encouraged in special cases between incompatible uses and high-intensity agricultural zoning.

Policy COS 1.2.4 Limit high-intensity agricultural uses, such as Confined Area Feeding Operations to appropriate locations that will not adversely affect adjacent residences or other sensitive uses.

b. Plant and animal habitats and wildlife corridors

Refer to General Plan Goals and Policies

c. Scenic resources and highways

Designation of selected major scenic routes through the Ramona Community Planning Area will preserve the scenic integrity of the visual corridors of these routes. These routes are designated in the Conservation and Open Space Element of the Draft General Plan, Table C-1 and Figure C-5. The Community Plan recommends implementation of the Scenic Preservation Overlay Zone along the corridors of these routes to provide protection from unsightly land uses until such time as the appropriate agency (State or County) can initiate complete corridor studies and development guidelines. The routes chosen through the Ramona Area also provide links to other scenic highway segments adopted for neighboring communities and cities.

d. Surface, groundwater, and watersheds

Refer to General Plan Goals and Policies

e. Mineral resources

Refer to General Plan Goals and Policies

f. Air quality

Refer to General Plan Goals and Policies

g. Water and energy

Refer to General Plan Goals and Policies

h. Historic Resources

Goal COS 1.3 The protection of the Historic Resources that are important to the planning area.

Policy COS 1.3.1 Promote the landmark designation by the Historic Site Board of significant historic buildings and routes in the Planning Area and encourage public and private agencies and individuals to consider the reuse of historic structures.

Policy COS 1.3.2 Encourage alternative methods of making historic structures safe for occupancy when they fail to meet standard codes.

Policy COS 1.3.3 Incorporate significant archaeological and historical sites into public projects wherever feasible.

Policy COS 1.3.4 Encourage public agencies and private property owners to preserve archaeological and historical resources.

3.2 Parks and Recreation

a. Park needs, locations, and facilities

The County General Plan Conservation and Open Space Element established a goal of 10 acres of local park land and 15 acres of regional park land per 1,000 persons. Ramona currently has a total of 238 acres of local park land and a total of 78.75 acres of regional park land. To meet this goal, Ramona would ultimately have about of 550 acres of local park land and 825 acres of regional park lands. Figure 4 on page 41 shows existing and proposed parks in the community.

Existing Park Facilities

- The following parks are keyed by number to the Local and Regional Park Map.
- Collier Park: This is an 8.34 acre local park consisting of ball fields, play equipment, picnic areas, rest room and open areas.
- Well Field Park: This 166-acre park, located on Ramona Water District land, is the major community park. This park is centrally located and meets the criteria for community parks established in the County Recreation Element.
- Dos Picos Regional Park: This is a 78.75 acre camping park serving the entire County of San Diego.

Future Park Facilities

Large development shall have several recreational components such as trails, open space, conservation areas, passive or active recreational areas. Passive parks are to provide amenities and public access and to be larger in size than active sports parks. Active and passive parks built out must meet all County "Standard" Local goals and policies. Two large developments may join together to establish one active sports or play park on site.

The following parks are proposed for acquisition and development for Ramona. These parks are keyed by letter to Local and Regional Park Map.

Local Parks (A-D)

These four park sites are proposed for approximately ten acres each to be coordinated with school facilities.

Neighborhood Parks

To be drafted at a different date (refer to Parks subcommittee findings).

Community Park (I)

This is a proposed second community park in addition to existing Well Field Community Park. A park in this location would meet criteria stated in the County Recreation Element for community parks.

Regional Parks (J, K, L)

(J) This is a 39 acre site currently being acquired from the Bureau of Land Management (BLM). Due to the difficulties in acquiring suitable access and steep slopes, this site is being proposed for a stop-over for equestrians and hikers only. No vehicular access is planned and low-intensity development is being proposed. It is intended that four to six cleared areas be provided for campsites with water if available. Because of the small size of this parcel, it would be advisable to purchase additional, adjacent land from BLM in the future.

(K) A regional park is being proposed in this area to take advantage of the potential development of recreational activities at Sutherland Reservoir and the possibility of available land from BLM in the future.

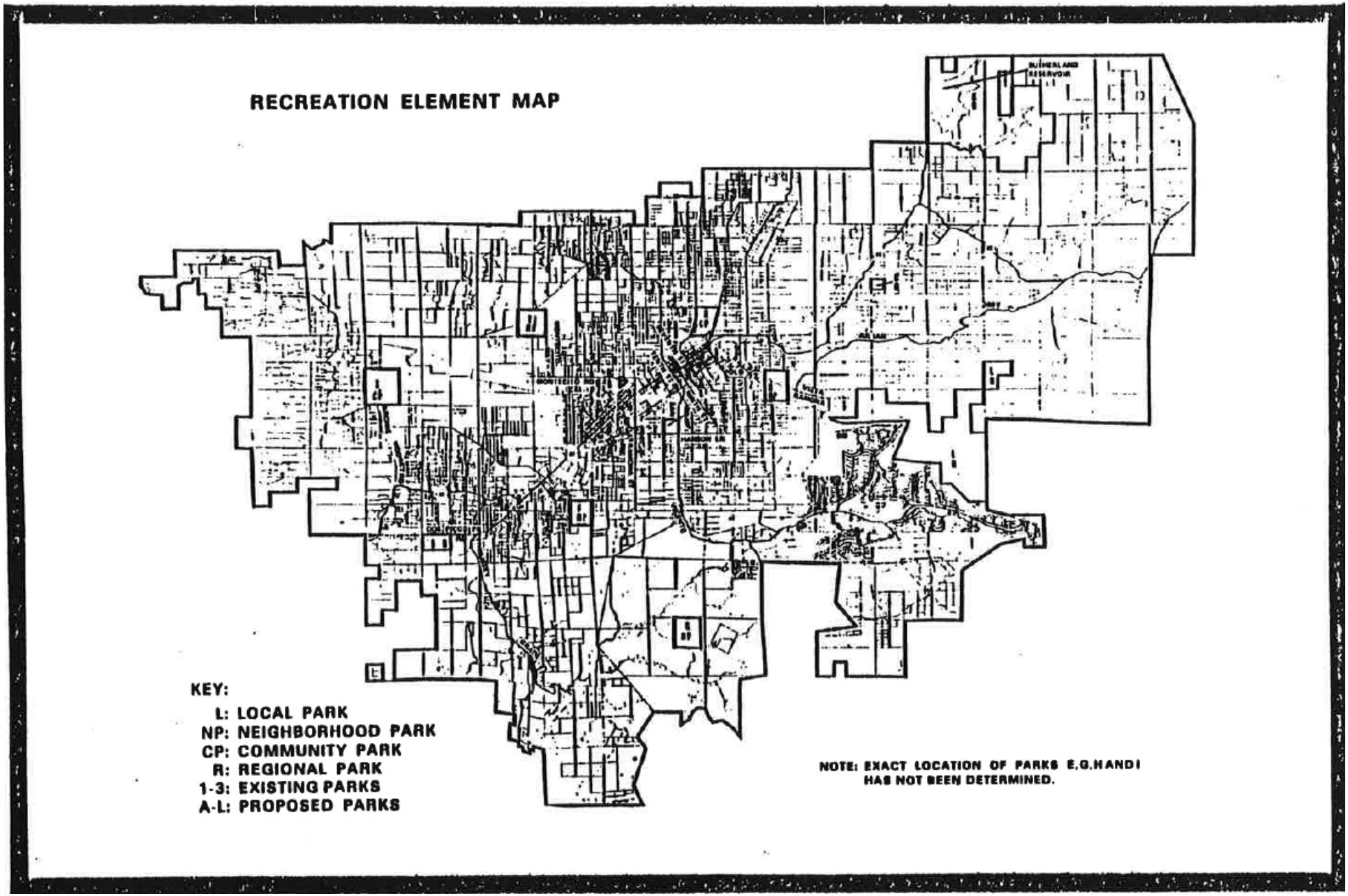
(L) This is 1.574 acres of recently acquired Bureau of Land Management (BLM) property that is scheduled for development as an open space regional park to serve the entire County.

Goal COS 2.1 A comprehensive park system providing well maintained active recreational park areas and facilities for all ages, and passive parks preserving critical natural and ecological features of Ramona.

Policy COS 2.1.1 Provide further funding at the Well Field Park to increase use of existing area.

Policy COS 2.1.2 Investigate opportunities for future funding at Collier Park to increase use of existing area.

Figure 4: **RAMONA LOCAL AND REGIONAL PARKS**



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Policy COS 2.1.3 Santa Maria Greenway Park starting at Well Field Park and continuing to the San Dieguito River Park.

Policy COS 2.1.4 Encourage pocket Parks within the Town Center area.

Policy COS 2.1.5 A Trail near San Vicente Road through the northeast section of the Barnett Ranch toward the San Diego Country Estates.

Policy COS 2.1.6 A park site near LaBrea and 15th Street to enhance the Santa Maria Riverwalk and provide recreational activities for this residential area of the Ramona Community.

Policy COS 2.1.7 Montecito Road, near the bridge, and the Santa Maria Creek area to enhance the Santa Maria Riverwalk and provide recreational activities to the residential area & the Ramona Community Park.

Between Montecito Rd. and 16th Street on the northwest side of Main Street, on County property next to the current Ramona Library. A Pocket Park, possible Visitor Center/Restaurant, to include Vernal Pool enhancement with nearby vacant area (between 16th and Ramona St., from Main Street north to La Brea) possibly to create a Native Plant/Botanical Garden/Vernal Pool Preserve as a passive use for relaxation, education, preservation, and ecotourism. (May 26, 2000)

Policy COS 2.1.8 Develop Ramona Grasslands passive park(new)

Policy COS 2.1.9 Expand Dos Picos Park for an active sports area when land is available.

Policy COS 2.1.10 Create the Mechanism for the acquisition of turnkey parks and funding for parks in the Ramona Planning area.

Policy COS 2.1.11 Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds for park development in the Ramona Subregion, a funding agency for operations and maintenance must be identified. If the Ramona Water District elects to discontinue its Improvement District for the administration of park operations and maintenance, a County Service Area, Community Services District or other taxing agency must be formed.

Policy COS 2.1.12 Establish priorities and encourage the early acquisition of park lands to minimize public cost. The County will work with the community to implement a park acquisition program which will use all possible acquisition and funding mechanisms.

Policy COS 2.1.13 Encourage the acquisition and development of park lands which will protect outstanding scenic areas, cultural, natural and historical resources. The establishment of park locations and design shall incorporate these features whenever possible.

Policy COS 2.1.14 Support the further development of a major community park in Ramona.

Policy COS 2.1.15 The size and type of park shall be determined by the community recreational needs and county ”Standards” for that type of park.

b. Park acquisition, development, and improvements

Policy COS 2.1.16 The naming of any new park shall be a condition of approval, by RCPG.

Policy COS 2.1.17 The park EIR shall be completed in conjunction with the EIR for the development.

Policy COS 2.1.18 Irrigation shall be provided and in place at the time of dedication.

Policy COS 2.1.19 Park components, such as play equipment and other amenities, shall be agreed upon at the time of the development process.

Policy COS 2.1.20 As a condition of approval of any development required to comply to the San Diego County Code PLDO the development shall submit a master park plan. Parking, lighting, utilities and restroom shall be operable and in place for use with the final phase of the development.

Policy COS 2.1.21 All park lands dedicated in conjunction with the development of an SPA will consist of a reasonable amount of flat land suitable for play fields and other similar local park activities. This will not, however, preclude the possibility of a portion of large parcels to be more topographically varied and suitable for trails, picnicking and other similar activities.

c. Park compatibility with adjoining land uses

Policy COS 2.1.22 Require regional and local recreational facilities are in harmony with the community character.

Policy COS 2.1.22 Lighting fixtures of park facilities shall be shielded to protect adjacent properties and the dark sky.

Policy COS 2.1.23 All future park lands shall be identified as either active or passive use.

d. Opportunities for the joint use of schools and other public facilities for park and recreational uses

Policy COS 2.1.24 Development of local and neighborhood park and recreation facilities will be coordinated with local school facilities by establishing Joint Powers Agreements to promote joint development, operation and maintenance.

e. Commercial recreation facilities

Refer to General Plan Goals and Policies

3.3 Community Open Space Plan

Refer to General Plan Goals and Policies

3.4 Other Topics/Issues

Refer to General Plan Goals and Policies

4. Safety (S)

4.1 Hazards/Risk Avoidance and Mitigation

Goal S 1.1 Maximum protection to residents of the planning area from natural hazards such as earthquakes, flood, and fire, and provide adequate police protection and other emergency services.

Policy S 1.1.1 Promote the establishment of a fuel management program in conjunction with appropriate agencies for the protection of livestock and property in wildland areas.

Refer to General Plan Goals and Policies for Law Enforcement and Emergency Services

a. Seismic and geologic risks (faulting, earthquake shaking, liquefaction, landslide, and other)

Refer to General Plan goals and policies

b. Flooding

Refer to General Plan goals and policies

c. Wildland fire/Urban fire

Refer to General Plan goals and policies

d. Toxic and hazardous materials

Refer to General Plan goals and policies

e. Other

Refer to General Plan goals and policies

4.2 Emergency Preparedness and Response

Refer to General Plan goals and policies

4.3 Other Topics/Issues

Refer to General Plan goals and policies

5. Noise (N)

5.1 Noise Sources

The Noise Section of the Community Plan discusses only the noise that is generated by transportation systems. Fixed sources of noise are controlled by the County Noise Ordinance, and do not require specific land use planning considerations in the Community Plan.

Transportation noise, however, is a constant source requiring either compatible land use designations within noise zones which exceed the levels permitted for residential development, or development modifications which will mitigate the noise impacts. Mitigations might include berms, sound attenuating walls or fences, insulation of buildings, or increased building setback.

Transportation noise currently exceeding a CNEL or 55 dB(A) occurs along State Highways 67 and 78. It is expected that these noise levels will increase over the life of the Community Plan and will impact other routes as well.

Additionally, transportation noise exceeding CNEL 55 dB(A) is created by flight operations at Ramona Airport. Again, it is anticipated that the area of noise impact will increase during the life of the Plan. The Community Plan has designated land adjacent to Ramona Airport for estates, industrial and agricultural uses. Land immediately east of the runway clear zone however, has already been committed to low density residential use.

Goal N 1.1 Adequate control of noise sources in the planning area and an environment free of excessive and damaging noise

Policy N 1.1.1 Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.

Policy N 1.1.2 Discourage solid noise attenuation walls and require the establishment of a layered/ tiered native vegetation program for each site that requires a noise attenuation wall.

5.2 Noise Standards and Mitigation

Refer to General Plan goals and policies

5.3 Other Topics/Issues

Refer to General Plan goals and policies

6. Specific Plans and Special Study Areas

Refer to General Plan goals and policies

Appendix:
Resource Conservation Areas

This appendix includes a Resource Conservation Area Map (See Figure 5 on page 48) and reference to Resource Conservation Areas (RCAs) by number. The RCA overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites. There is concern about the Englemann Oak population within the planning area noting the extreme drought that has continued from approximately 1999 to present. This affects their drier habit.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section (3) of the Community Plan provides goals and policies to protect RCAs. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

-- Areas necessary for the protection of wildlife and representative stands of native vegetation.

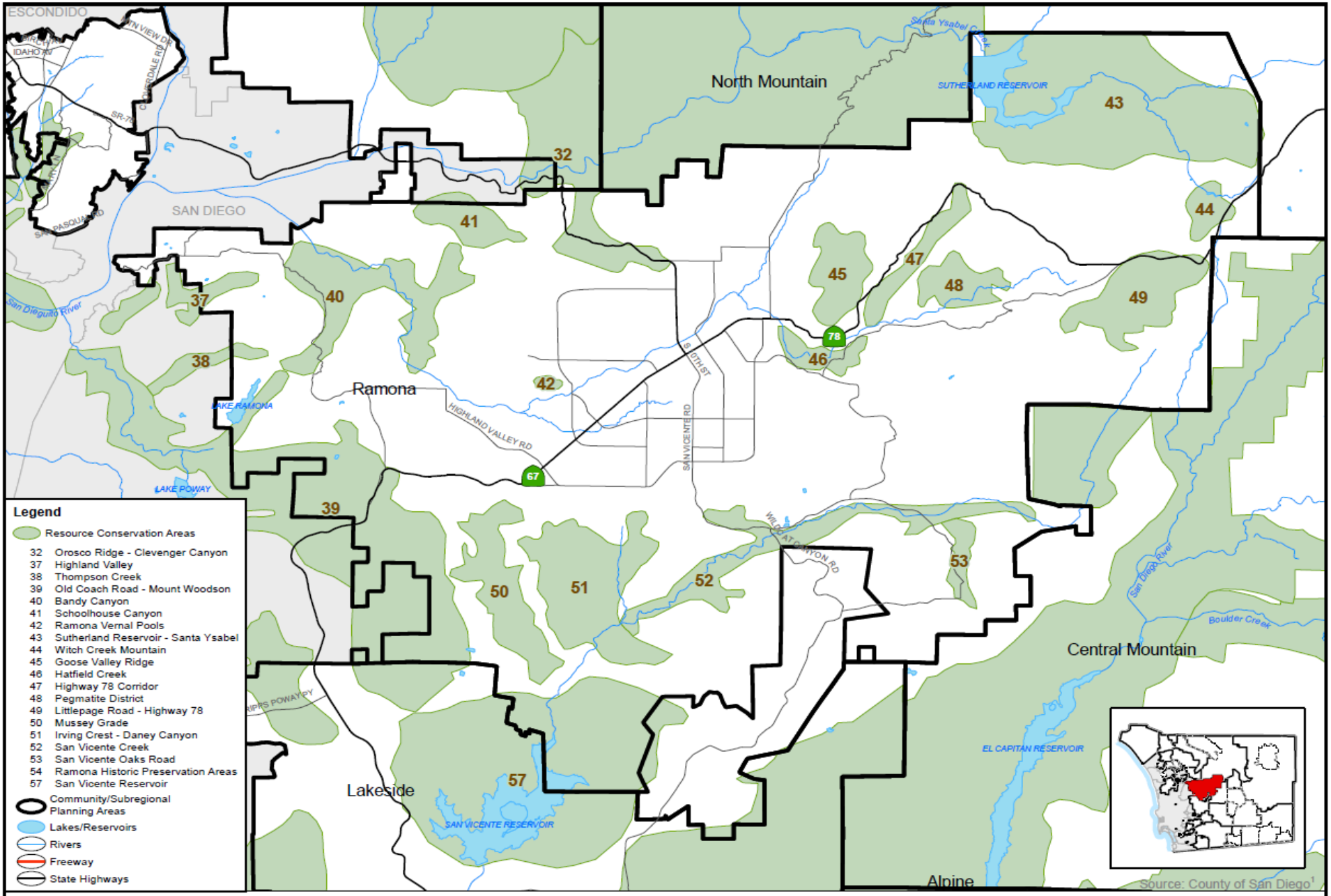
-- Areas containing rare and/or endangered plants.

-- Wildlife habitats which are:

  a. in large blocks, if possible;
  b. wide, rather than long and narrow to minimize adverse effects along their margins; and
  c. in contact with other wild areas and floodplains to provide migration corridors.

-- Areas containing mineral resources. Conservation measures should ensure future availability.

-- Areas which provide the scenic mountainous backdrop to development within the community.



RAMONA RESOURCE CONSERVATION AREA MAP

Figure 5

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Ramona Resource Conservation Areas

Number 32: Orosco Ridge - Clevenger Canyon

Clevenger Canyon is regionally significant for the Riparian woodland along highway 78 and that extends east in Santa Ysabel Creek. Orosco Ridge is an unspoiled area with extensive Oak woodland along Boden Canyon.

Number 37: Highland Valley

Resources to be conserved in this area are Oak woodlands in the drainage bottom and associated vegetation (significant wildlife habitat).

Number 38: Thompson Creek

Resources in this area are Oak-Riparian woodlands and steep canyon walls (significant wildlife habitat).

Number 39: Old Coach Road - Mount Woodson

This major area includes the southern portion of Mt. Woodson, the western slopes of Iron Mountain, as well as the drainage area along Old Coach Road. Resources to be conserved in this area include the riparian woodland and the oak woodlands along the drainage from the Green Valley Truck Trail. These woodlands serve as habitat vital for many wildlife species. Resources on the slopes of Mt. Woodson and Iron Mountain include steep slopes covered with Mixed Chaparral. Rare plants, including Smooth mountain mahogany (Cercucarpus minutiflorus), and the possibly threatened Lakeside wild lilac (Cernothus cyaneus) probably occur here (Aesthetics, significant wildlife habitat and endangered plants). (Updated species of the biology and botany) (Threatened species)

Number 40: Bandy Canyon

Resources to be conserved in Bandy Canyon include very steep slopes, large rock outcrops, and Oak woodlands. Oak woodlands are scattered through this canyon and along Highland Valley Road. In addition, the rare Campo Clarkia (Clarkia delicata) can be found beneath these trees. (Updated species of the biology and botany)

Number 41: Schoolhouse Canyon

Resources to be conserved in this region include very steep slopes, rock outcrops, and Oak woodlands. A large portion of this area burned in 1975 but otherwise, it is in a nearly undisturbed state. Much of the property in this RCA is public domain.

Number 42: Ramona Vernal Pools

The rare vernal pool habitat type in San Diego County is typically found on coastal mesas, but it is also found here in Ramona. Its presence in this location is indicated by vernal pool inhabiting plants. (Insert map)

Number 43: Sutherland Reservoir--Santa Ysabel

Resources in this large, relatively untouched area include Sutherland Reservoir and its aquatic habitats, the perennial freshwater Santa Ysabel Creek, the Oak woodlands and the Southern mixed chaparral. The reservoir and its habitats are valuable for migratory birds including waterfowl and Bald eagles. The riparian woodland area east of the reservoir is in pristine condition and serves as habitat for numerous birds and animals.

Portions of Santa Ysabel Creek within the boundaries of this region contain perennial freshwater flow with associated aquatic ecosystems, a rare resource in San Diego County. Patches of Southern and Canyon oak woodlands are scattered throughout the steep slopes of this RCA. Heavy, manzanita-filled chaparral is present on the north facing slopes. Both the chaparral and oak woodlands serve as habitat for mammals, birds, reptiles, and amphibians. This RCA contains large blocks of public land that serve as watershed for the reservoir. It is adjacent to Forest Service and Indian Reservation land on the north.

Number 44: Witch Creek Mountain

The northern slope of this mountain is covered with a choice stand of Southern Oak woodland. Golden eagles have been seen repeatedly on this mountain and there is a possibility that its rocky cliffs could serve as their nesting sites.

Number 45: Goose Valley Ridge

Resources to be conserved in this area include nearby undisturbed Chaparral, steep rocky slopes and outcrops, and Oak woodlands. This area, together with the steep slopes in the Mountain Development category to the north, would help preserve an important part of the visual mountain backdrop for the Santa Maria Valley, plus, this area is important for habitat for large mammals.

Number 46: Hatfield Creek

This area phsiographically consists of a deep canyon with rock outcrops. Resources to be conserved include these rock areas, the Riparian and Oak woodland area along Hatfield Creek and the associated wildlife.

Number 47: Highway 78 Corridor

This Resource Conservation Area primarily includes the oak and riparian woodland along Highway 78. The slopes visible from the highway are included to delineate a scenic corridor and provide habitat for riparian and oak woodland animals.

Number 48: Pegmatite District

This area is important for the mineral resources contained in it. Gem quality tourmaline, topaz, garnet, beryl, and smoky quartz have been mined from this area. The Ramona Pegmatite District is one of four mining areas for which San Diego County is famous. Besides the mineral resources, there are also some biological resources in the area such as chaparral and Southern oak woodland that are important for wildlife.

Number 49: Littlepage Road - Highway 78

The major resources of this area are the rolling hills covered with Southern oak woodlands and the prime stands of Chaparral. The eastern portion of this RCA also has steep rock outcroppings.

Number 50: Mussey Grade

This RCA contains Oak woodlands, valuable both as scenic and biological resources. Lakeside wild lilac and the rare California copperleaf have been found along Mussey Grade.

Number 51: Irving Crest - Daney Canyon

This area includes very steep slopes, large rock outcrops, Oak woodlands and old growth Chaparral. In addition, there is a high probability that the rare Golden eardrops, Smooth mountain mahogany, and the Lakeside wild lilac, which is proposed as threatened, can be found in this area. (Threatened species)

Number 52: San Vicente Creek

The major resources to be conserved in this area are the Oak and Riparian woodlands along San Vicente Creek and its tributaries. Portions of this system, such as the area around the San Diego Country Estates golf course are somewhat modified, but because Riparian woodlands are such significant resources, it is felt that these woodlands are worth protecting. Most of the remaining portions of the San Vicente Creek area are in good condition.

Number 53: San Vicente Oaks Road

The resources in this RCA are the Oak woodlands in the canyon bottom, dense undisturbed Chaparral on the slopes and numerous animal inhabitants.

Number 54: Ramona Historic Preservation Areas

(For a discussion of each of the structures listed below cf. Historic Building of the Ramona Area, Ruth Meyer, Ramona Pioneer Historical Society, 1975.) Santa Teresa Ranch House, Stokes House, Atkinson Bros. Toll House, Santa Maria Store (Pioneer Market), Barnett House, Verlague House, Friends Church, Town Hall, Congregational Church, Montecito Ranch House, The Castle, Tucket-Billngsley-Stone House, Drake House, McIntosh House, Sawday House, Small Verlaque Adobe, Old Earle School, Gilbough House, Little Page House

Number 57: San Vicente Reservoir

Resources in this area include the San Vicente Reservoir and surrounding steep peaks, and rocky ridges. The vegetation in the area serves as a significant wildlife habitat and contains several rare and endangered plants.